

April 15, 2003 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

03SN0224

Abilene Motor Express

Bermuda Magisterial District
Northeast quadrant of Willis Road and Germont Avenue

REQUEST: Rezoning from Residential (R-7) to General Business (C-5).

PROPOSED LAND USE:

Expansion of a truck terminal from adjacent property to the north and west is planned. However, with approval of this request, other uses, except as restricted by Proffered Condition 1, would be permitted.

RECOMMENDATION

Recommend denial for the following reasons:

- A. The proposed zoning and land uses do not conform to the Jefferson Davis Corridor Plan, which suggests the property is appropriate for community commercial and light industrial uses.
- B. The proposed zoning and land uses are not compatible with existing area residential and anticipated community commercial and light industrial development along this portion of the Willis Road Corridor.

- (NOTES:
- A. THE ONLY CONDITION THAT MAY BE IMPOSED IS A BUFFER CONDITION. THE PROPERTY OWNER MAY PROFFER OTHER CONDITIONS.
 - B. IT SHOULD BE NOTED THAT THE REVISED PROFFERED CONDITIONS WERE NOT SUBMITTED AT LEAST THIRTY (30) DAYS

PRIOR TO THE COMMISSION'S PUBLIC HEARING PER THE "SUGGESTED PRACTICES AND PROCEDURES". THE "PROCEDURES" SUGGEST THAT THE CASE SHOULD BE DEFERRED IF REPRESENTATIVES FROM THE AFFECTED NEIGHBORHOOD(S), STAFF AND THE COMMISSIONERS HAVE NOT HAD SUFFICIENT TIME TO EVALUATE THE AMENDMENTS. STAFF HAS HAD AN OPPORTUNITY TO THOROUGHLY REVIEW THE REVISED PROFFERED CONDITIONS.)

PROFFERED CONDITIONS

1. Uses shall be limited to the following:
 - a) Any uses permitted in the Community Business (C-3) District.
 - b) Any uses permitted in the Light Industrial (I-1) District.
 - c) Motor vehicle sales, service, repair and rental, excluding motor vehicle consignment lots.
 - d) Truck terminals. (P)
2. Prior to any site plan approval, thirty-five (35) feet right-of-way on the north side of Willis Road and thirty (30) feet of right-of-way on the east side of Germont Avenue, as respectively measured from the centerline of those parts of Willis Road and Germont Avenue immediately adjacent to the property, shall be dedicated, free and unrestricted, to and for the benefit of Chesterfield County. (T)
3. No direct access shall be permitted from the request property to Willis Road. (T)
4. The public water and wastewater systems shall be used. (U)
5. Except for timbering approved by the Virginia Division of Forestry for the purpose of removing dead and/or diseased trees, there shall be no timbering on the Property until a Land Disturbance Permit has been obtained from the Environmental Engineering Department and the approved devices have been installed. (EE)

GENERAL INFORMATION

Location:

Located in the northeast quadrant of the intersection of Willis Road and Germont Avenue. Tax IDs 796-671-9098, 796-672-9113 and Part of 9454 and 797-672-0506 and 0743 (Sheet 18).

Existing Zoning:

R-7

Size:

4.6 acres

Existing Land Use:

Single family residential or vacant

Adjacent Zoning and Land Use:

North - R-7 and C-5; Single family residential or commercial

South - R-7 and I-1; Single family residential or industrial

East - C-5; Commercial

West - R-7 and C-2; Single family residential

UTILITIES

Public Water System:

There is an existing twelve (12) inch water line extending along the north side of Willis Road, adjacent to the site. Use of the public water system is intended and has been proffered. (Proffered Condition 4)

Public Wastewater System:

There is an existing eight (8) inch wastewater collector line extending from the Kingsland Creek trunk line to serve the existing Abilene Motor Express facility, adjacent to the eastern boundary of the site. Use of the public wastewater system is intended and has been proffered. (Proffered Condition 4)

ENVIRONMENTAL

Drainage and Erosion:

The property drains northwest and southeast and then via tributaries to the James River. There are no on- or off-site drainage or erosion problems. A small portion of the property is wooded and should not be timbered without first obtaining a land disturbance permit from the Environmental Engineering Department (Proffered Condition 5). This will ensure that adequate erosion control measures are in place prior to any land disturbance.

PUBLIC FACILITIES

Fire Service:

The Centralia Fire/Rescue Station, Company Number 17, currently provides fire protection and emergency medical service (EMS). This request will have minimal impact on fire and EMS service.

Transportation:

This request will not limit development to a specific land use; therefore, it is difficult to anticipate traffic generation. Based on shopping center trip rates, development could generate approximately 4,240 average daily trips. Based on light industrial trip rates, development could generate approximately 270 average daily trips. These vehicles will be distributed along Willis Road, which had a 2003 traffic count of 8,918 vehicles per day.

The Thoroughfare Plan identifies this section of Willis Road as a collector with a recommended right of way width of seventy (70) feet. The applicant has proffered to dedicate thirty-five (35) feet of right of way, measured from the centerline of Willis Road, in accordance with that Plan. (Proffered Condition 2)

Development must adhere to the Development Standards Manual in the Zoning Ordinance, relative to access and internal circulation (Division 5). Access to collectors, such as Willis Road, should be controlled. The applicant has proffered that no direct access will be provided from the property to Willis Road (Proffered Condition 3). Access to Willis Road is anticipated to be provided through the adjacent property to the east, which is currently owned by the applicant.

Willis Road will be directly impacted by development of this property. Sections of this road have a twenty (20) foot wide pavement with two (2) to four (4) foot wide shoulders. The capacity of the road is acceptable (Level of Service D) for the volume of traffic it currently carries. The standard typical section for Willis Road should be twenty-four (24) foot wide pavement, with minimum eight (8) foot wide shoulders. No road improvement projects in this area of the County are included in the Six-Year Secondary Road Improvement Plan.

The property is located within the Jefferson Davis Highway Enterprise Zone. Based on the Board of Supervisors' policy regarding development within the Enterprise Zone, road improvements will not be required by the County. Road improvements may be required by the Virginia Department of Transportation.

At time of site plan review, specific recommendations will be provided regarding internal circulation.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Jefferson Davis Corridor Plan, which suggests the property is appropriate for community commercial and light industrial uses.

Area Development Trends:

Area properties fronting on Willis Road and Germont Avenue to the west and north of the request site have been developed for residential uses, while adjacent property to the east on Willis Road is zoned and developed for commercial and industrial uses. In accordance with the recommendations of the Plan, it is anticipated that area properties will eventually be developed for community commercial uses south and east of the subject property, along the Willis Road frontage. Industrial uses are expected to the rear of these commercial uses.

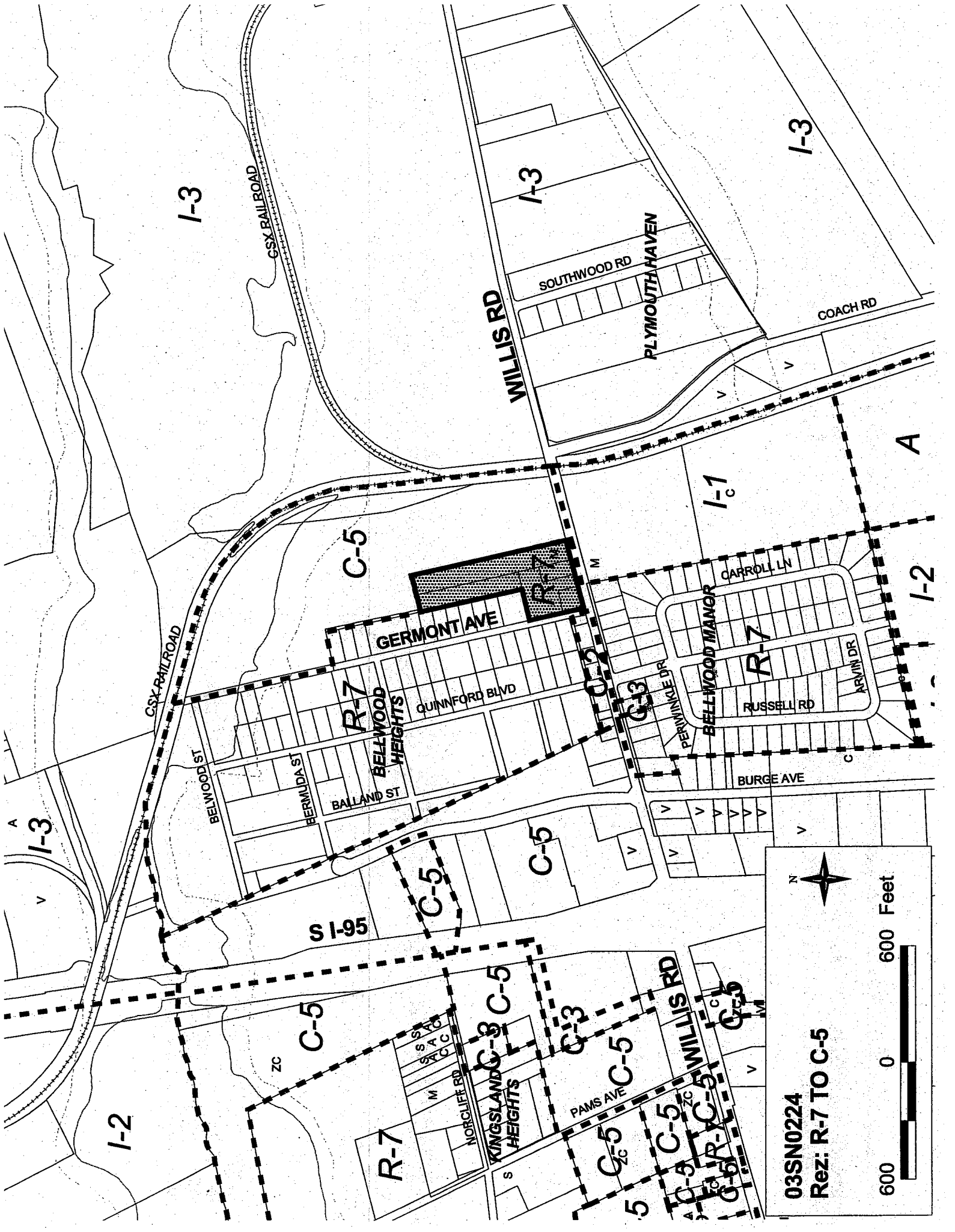
Development Standards:

Currently the request property lies within the Jefferson Davis Highway Northern Area Post Development Area. The purpose of the Post Development Area standards is to provide flexible design criteria in areas that have already experienced development and ensure continuity of development. Redevelopment of this site or new construction must conform to the requirements of the Zoning Ordinance, which address access, parking, landscaping, architectural treatment, setbacks, signs, buffers, utilities and screening of dumpsters and loading areas.

CONCLUSIONS

The proposed zoning and land uses do not conform to the Jefferson Davis Corridor Plan, which suggests the property is appropriate for community commercial and light industrial uses. In addition, the proposed zoning and land uses are not compatible with existing area residential and anticipated community commercial and light industrial development along this portion of the Willis Road Corridor.

Given these considerations, denial of this request is recommended.



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Rez: R-7 TO C-5

600 0 600 Feet